

APT, Luberon, Provence - Beautiful 1881 home full of charm, character, and tranquility. Lovely views.



## INFORMATION

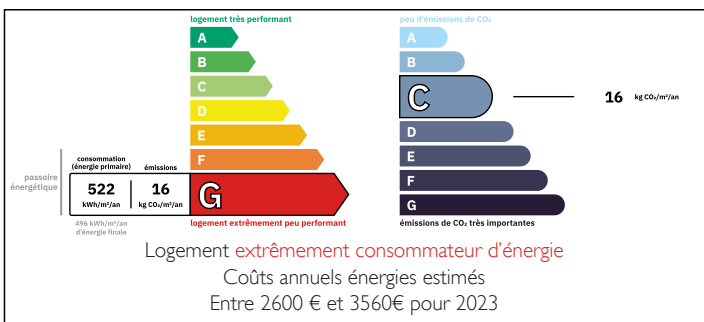
Town:	Apt
Department:	Vaucluse
Bed:	3
Bath:	3
Floor:	125 m2
Plot Size:	2020 m2

## IN BRIEF

Close to Apt, yet completely private, this characterful 1881 property charms with its authenticity, peaceful setting and stunning panoramic views over the Pays d'Apt. Without overlooking neighbors. A true haven, it opens onto a beautifully landscaped garden with terraces and hidden corners, ideal for relaxation and contemplation. The main house welcomes you through a bright conservatory leading to a cozy living room, a kitchen and a spacious bedroom with shower room, WC and an infrared cabin for moments of well-being. The fully equipped kitchen offers stunning views on the landscape.

An independent guesthouse, with living room, kitchen, bathroom and upstairs bedroom, offers space for family and friends, rental income potential, or could be integrated into the main house. In the garden, an additional outbuilding could serve as a guest room, office or meditation retreat. Please do browse the photos...

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière: 1 670 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

A rare feature is a well, which can serve for your garden plans!

It is possible to add a pool to the plot.

The location of this property is ideal: just a few minutes from Apt, you can enjoy all the shops, supermarkets, schools, hospital, restaurants, and the famous Provençal market on Saturdays, all in a surprisingly quiet setting of the property.

From the house, you can start beautiful walks or hikes in this breathtaking landscape, along vineyards or lavender fields.

The proximity to Avignon and its TGV station makes travel easy. Marseille-Marignane Airport is about 1.5 hours away.

A haven of peace, conducive to relaxation, hiking, and convivial moments in an exceptional setting.

Do not hesitate to contact me for more information or to arrange a visit.

I will be delighted to show you this property!

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>